121.0	0004	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,552,100 /	1,552,100
					USE VALUE:	1,552,100 /	1,552,100
					ASSESSED:	1,552,100 /	1,552,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAPLAN ANNETTE TR
Owner 2:	
Owner 3:	
Street 1:	36 CRAFTS ST
Street 2:	PLEASANT STREET REALTY
Twn/City:	NEWTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02458 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 18,173 Sq. Ft. of land mainly classified as Office with a Office Building built about 1915, having primarily Aluminum Exterior and 10214 Square Feet, with 16 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	18173.000	755,400	10,100	786,600	1,552,100
Total Card	0.417	755,400	10,100	786,600	1,552,100
Total Parcel	0.417	755,400	10,100	786,600	1,552,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 151.95 | /Parcel: 151.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	78203
GIS Ref	
GIS Ref	
Insp Date	04/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	755,500	10100	18,173.	773,700	1,539,300	1,539,300	Year End Roll	12/18/2019
2019	340	FV	720,400	10600	18,173.	722,100	1,453,100	1,453,100	Year End Roll	1/3/2019
2018	340	FV	720,400	10600	18,173.	644,700	1,375,700	1,375,700	Year End Roll	12/20/2017
2017	340	FV	720,400	10600	18,173.	567,400	1,298,400	1,298,400	Year End Roll	1/3/2017
2016	340	FV	720,400	10600	18,173.	425,500	1,156,500	1,156,500	Year End	1/4/2016
2015	340	FV	615,200	11000	18,173.	386,800	1,013,000	1,013,000	Year End Roll	12/11/2014
2014	340	FV	615,200	11000	18,173.	386,800	1,013,000	1,013,000	Year End Roll	12/16/2013
2013	340	FV	615,200	11000	18,173.	386,800	1,013,000	1,013,000		12/13/2012

!9381!

PRINT

Date	Time
12/10/20	23:52:01

LAST REV

Date	Time
06/13/18	10:16:22
apro	

USER DEFINED

Prior Id # 1:	78203
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9381

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16203-311		6/1/1985		350,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2018	MEAS&NOTICE	HS	Hanne S
4/12/2017	I & E Return	EMK	Ellen K
5/2/2016	I & E Return	MM	Mary M
4/1/2009	Meas/Inspect	201	PATRIOT
11/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		18173		Sq. Ft.	Site		0	30.5	1.42	CA									786,568						786,600	

Total AC/HA:	0.41719	Total SF/SM:	18173	Parcel LUC:	340	Office	Prime NB Desc:	COMM AVG	Total:	786,568	Spl Credit		Total:	786,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	16	Total:	16
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31.5	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.94062722
Const Adj.:	0.93990600
Adj $ / SQ:	92.831
Other Features:	19650
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1102782
Depreciation:	347376
Depreciated Total:	755405

COMMENTS

THE PROFESSIONAL BUILDING AT PLEASANT STREET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	4

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

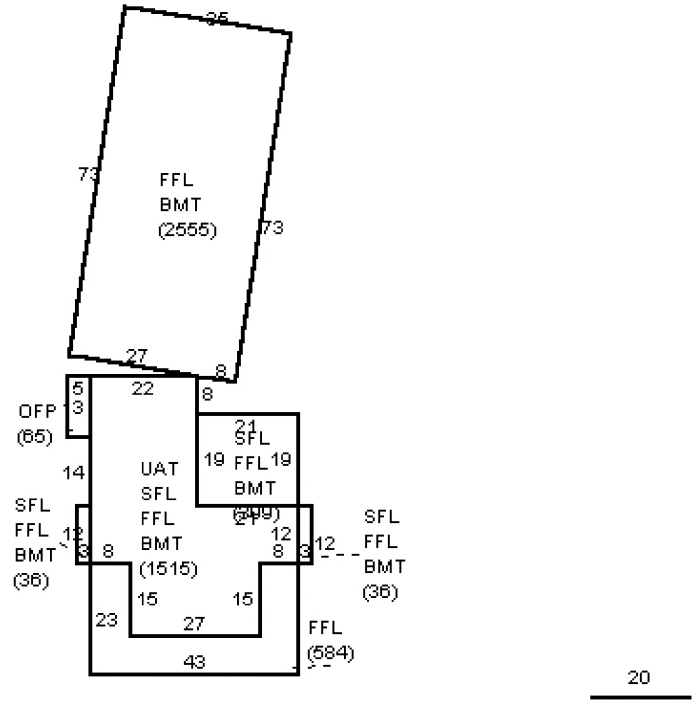
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	112.33
Special Features:	0	Val/Su Net:	62.45
Final Total:	755400	Val/Su SzAd	106.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,125	92.830	475,757
BMT	Basement	4,541	44.560	202,341
SFL	Second Floor	1,986	92.830	184,362
UAT	Upper Attic	379	70.550	26,721
OFP	Open Porch	65	39.370	2,559

	Net Sketched Area:	12,096		Total:	891,740
Size Ad	7111	Gross Are	13232	FinArea	10214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	60	A	3
SFL	100	OFC	100		3
UAT	100	FLA	100		3

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	6000	A	AV	1980	2.33	T	31.2	340			9,600			9,600
83	Sign	D	Y	1	8	A	AV	2000	76.56	T	15.2	340			500			500

More:	N	Total Yard Items:	10,100	Total Special Featues:		Total:	10,100